



Park House Wallington, SM6 7LQ



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Guide price £850,000

Cromwells  
ESTATE AGENTS



# Park House , Wallington, SM6 7LQ

A rare opportunity to acquire a charming and unique four double bedroom detached family home. Situated on a substantial plot down a private, secluded lane with only three other properties, Park House is surrounded by natural beauty and backs directly onto the historic Beddington Park.

Park House has been beautifully refurbished and extended to create a spacious and impressive open plan living, kitchen and dining space, two bathrooms and four double bedrooms over the ground and first floor. The interior feels modern and bright throughout, with the living space boasting many large dual aspect windows that provide stunning views of the peaceful garden and allow natural light to flood into the rooms. There is parking for four cars on the drive and a well established sizeable rear garden with a wide, level lawn that is bordered by mature trees providing privacy. This large property provides versatile accommodation and still offers further scope to extend if desired, subject to relevant planning permission.

Park House is only 0.19 miles from Wallington County Grammar School, and Beddington Infants and Holy Trinity Primary School are also close by. Local shops and bus links are within easy reach and both Wallington and Carshalton Village are just a short walk away.

This one of a kind property must be viewed to appreciate its stunning location and the size and space it has to offer.

## Accommodation

Sheltered entrance, part glazed composite door into

## Entrance Hall

Wood flooring, under stairs storage cupboard, radiator, double glazed window to side aspect.

## Shower Room

Luxury bathroom suite comprising of walk-in shower with feature tiling, thermostatic shower with rain shower head and hand shower attachment, WC, wall mounted vanity wash hand basin with chrome mixer tap, tiled flooring, double glazed obscure leaded light windows to front aspect.

## Open plan Living and Family Room

Three radiators, wood flooring, double glazed windows to side and rear aspect, double glazed French doors leading out to rear garden.

## Dining Room

Radiator, wood flooring, double glazed windows to side and rear aspect.

## Kitchen

Range of modern white fitted kitchen units and drawers, laminate worksurface, integrated oven and grill with gas hob and extractor hood above, integrated dishwasher, inset 1 1/2 bowl stainless steel sink with chrome mixer tap, space for washing machine and American fridge freezer, double glazed leaded light windows to front aspect, wood flooring.

## Bedroom One

Radiator, wood flooring, double glazed window to rear aspect

## En-suite Bathroom

Modern 'Duravit' suite comprising of panel enclosed bath with chrome mixer tap and hand shower attachment, WC, wall mounted wash hand basin with chrome mixer tap, heated towel rail, tiled flooring, extractor fan.

## Inner Hallway

With space for coats storage, radiator, wood flooring.

## Bedroom Two

Radiator, wood flooring, double glazed leaded light window to front aspect.

## Upstairs

Hallway with doors to both bedrooms, eaves storage, double glazed leaded light window to front aspect.

## Bedroom Three

Eaves storage, fitted carpet, double glazed leaded light window to front aspect, radiator.

## Bedroom Four

Radiator, fitted carpet, double glazed window to rear aspect.

## Outside

Gravelled and paved driveway with off street parking for up to 4 cars

## Rear Garden

Approximately 100ft (Backing directly onto the historic Beddington Park)  
Beautifully maintained rear garden with large lawn section, patio area, outside tap, mature shrubs, laurel and trees bordering.

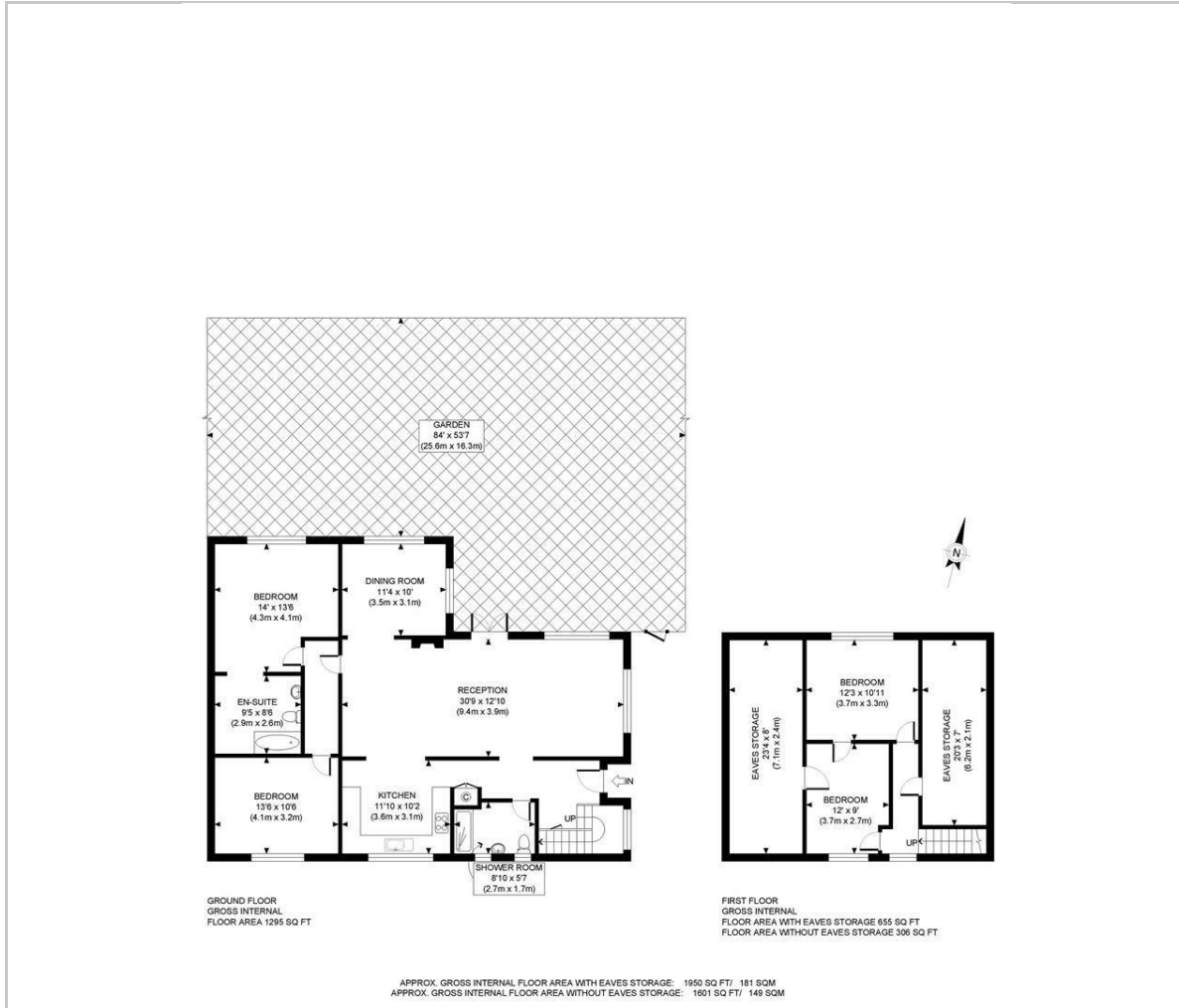








## Floor Plan



## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

